



Community Infrastructure Levy Draft Charging Schedule

Proposed Modifications July 2025

Revised Draft CIL Charging Schedule

Modifications are represented as new text in **yellow highlighted bold text (December 2023 modifications)** and **blue highlighted bold text (July 2025 modifications)**

Development type		CIL rate per sqm	Modification Proposed Explanation
Residential dwellings within the City of York		£150	Amend the CIL rate to £200 from £150 to reflect revised viability.
Residential dwellings within the City of York Local Plan strategic sites ST4 , ST7, ST8, ST9, ST14, ST15, ST31 and ST33		£0	To include ST4, ST31 & ST33 as £0 to reflect revised viability.
Residential dwellings within the City of York Local Plan strategic sites ST1, ST5, ST16 and ST36		£100	No change to CIL rate. ST1 and ST5 have been reinstated in this section rectifying an omission from the December 2023 modifications.
Sheltered/ Retirement accommodation		£0	All sheltered/ retirement accommodation now proposed to be £0 rated to reflect revised viability.
Extra care accommodation		£0	All extra care accommodation now proposed to be £0 rated to reflect revised viability.
Purpose Built Student Accommodation	Off Campus	£150	Removed original categories. New split categories to differentiate geographically between on and off campus purpose built student accommodation to reflect revised viability.
	On Campus	£0	
Convenience ¹ retail with up to 450 sqm gross internal area		£0	Amend the CIL rate to £0 from £100 to reflect revised viability.
Comparison ² retail built outside the City Centre boundary		£0	Amend the CIL rate to £0 from £100 to reflect revised viability.
Comparison retail built inside of the City Centre boundary		£0	No change proposed
All other development		£0	No change proposed

¹ Convenience retail provides lower value good purchased regularly to meet day to day needs such as food, newspapers, petrol etc.

² Comparison retail provides higher value goods purchased less often, such as household items, electrical goods, clothes, shoes etc

Proposed Instalments Policy

The Instalments Policy has been amended for clarity to ensure all levels of CIL liability are included.

The above levy rates are required to be paid to the Council through the following instalments following the provision of a CIL Demand Notice issued by the Council.

Overall CIL liability	Payment instalments
Less than £20,000	Payment in full within 240 days
£20,000 - £ 99,999	50% paid within 360 days Further 50% paid within 540 days
£100,000 - £ 499,999	10% paid within 270 days Further 15% paid within 540 days Further 25% paid within 720 days Remaining 50% paid within 900 days
£500,000 or more	Agreement of project specific payment schedule

CIL Variable Rates Maps

The mapping has been revised to show minor updates to the extent of the university campus and strategic site ST15 has also been amended to reflect the Local Plan policies map.

